



An immaculately presented and comprehensively refurbished three/four-bedroom detached family home, occupying a generous plot on the ever-popular Singleton Avenue in the sought-after village of Read. Beautifully finished throughout and thoughtfully designed for modern family living, this impressive home offers three versatile reception rooms, a superb open-plan kitchen and dining space, a dedicated home office, and the flexibility to create a ground floor fourth bedroom if required.

A welcoming entrance hallway provides an excellent first impression, featuring a practical L-shaped design with useful understairs storage and access to a contemporary two-piece cloakroom/WC. The spacious lounge extends across the full width of the property, with bi-folding doors opening directly onto the rear patio, allowing natural light to flood the room. A striking marble and slate fireplace housing a Chesneys log-burning stove creates an attractive focal point and a cosy setting for everyday living.

Positioned to the front of the property, the snug offers a highly versatile reception room that can easily adapt to suit a variety of lifestyles. Currently utilised as an additional sitting room, the adjoining cloakroom presents the opportunity to create a ground floor shower room, allowing the space to function as a fourth bedroom or guest suite if desired.

The impressive open-plan kitchen and dining room has been designed with both everyday family life and entertaining in mind. A comprehensive range of sleek contemporary cabinetry is complemented by luxurious quartz worktops and a substantial central island incorporating breakfast bar seating. Integrated Neff appliances include a double oven, induction hob, dishwasher and full-height fridge/freezer, whilst a dual-bowl sink and generous dining area complete the space. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living areas.

Situated off the kitchen, the practical utility room offers an excellent range of fitted storage, plumbing for both a washing machine and tumble dryer, together with additional space for a further fridge or freezer. Completing the ground floor accommodation, the dedicated home office provides an ideal environment for remote working, featuring attractive tiled-effect flooring and ample space for office furniture.

To the first floor, the spacious landing provides access to three generous double bedrooms, each benefiting from fitted wardrobes offering excellent built-in storage. The beautifully appointed shower room has been finished to a high standard with full-height tiling, a contemporary walk-in rainfall shower enclosure, vanity wash basin, dual wall-mounted cabinets and stylish recessed tiled shelving, creating a luxurious and practical family shower room.

Externally, the property enjoys equally impressive surroundings. To the front, a wide tarmac driveway provides ample off-road parking and is complemented by gravelled borders, stone pathways and a neatly maintained lawn, whilst gated side access leads to the rear garden.

The private rear gardens have been thoughtfully landscaped to create a peaceful outdoor retreat. Terraced lawns are interspersed with generous Indian stone patio seating areas, ideal for al fresco dining and entertaining, whilst a timber summer house with a seating area to the front provides an attractive focal point. Mature laurel hedging, established flower beds and well-stocked borders combine to create a wonderfully private setting, making the garden an ideal space for both relaxation and family enjoyment.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm
01254 828810

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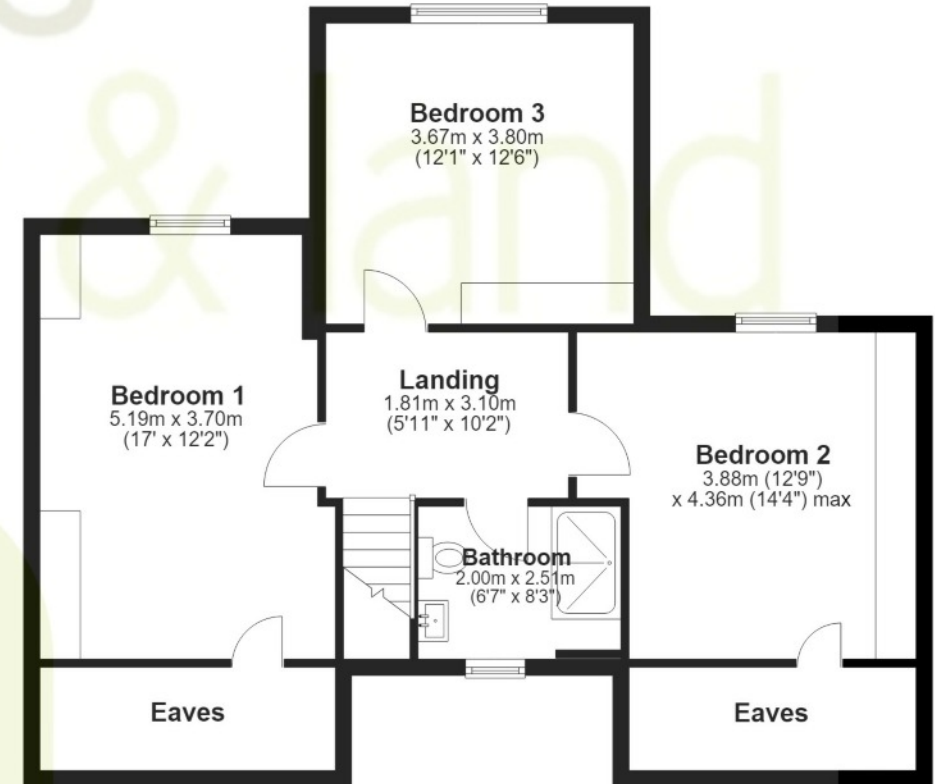
Ground Floor

Approx. 110.9 sq. metres (1193.9 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.4 sq. feet)
(excluding Eaves)



Total area: approx. 179.7 sq. metres (1934.3 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





